



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: May 24, 2005

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: PUBLIC HEARING: Preliminary Plat for a twenty-one (21) Lot Subdivision (SC-40002)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the April 6, 2005 public hearing, the County Planning Commission voted 4-0 (Commissioners Becerra, Holcomb and Montano excused) to approve a preliminary plat for a twenty-one (21) lot subdivision to be named Nielsen Industrial Park on Tract 1A, on the south side of Rio Bravo Boulevard between I-25 and Broadway Boulevard, zoned M-2, containing approximately 51.75 acres.

On December 10, 2004, the County Development Review Authority (CDRA) deemed this submittal complete for preliminary plat. The applicant has submitted a request for preliminary plat approval of a Type Three subdivision comprised of 21 parcels, which encompasses 51.75 acres. The applicant proposes to use Albuquerque/Bernalillo County sewer and water services for the site.

The parcels surrounding the subject site on the north, south, east and west are zoned M-2. The site is bordered by Rio Bravo Boulevard on the north side of the site. This request lies within the Developing-Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and Residential Area 1 of the Southwest Area Plan.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (April 8, 2005).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval